

April 6, 2016

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: Ordinance- Permitting Increased Density in the Central Business (BC) Zone

Dear Councilors:

At its regular meeting of Monday, April 4, 2016, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

Ordinance- Permitting Increased Density in the Central Business (BC) Zone.
(Town Council receipt on February 9, 2016. TPZ receipt scheduled on March 7, 2016; due to the lack of a quorum public hearing adjourned to April 4, 2016. Town Council public hearing held on March 22, 2016, item continued to April 12, 2016 for receipt of TPZ comments. Town Council anticipates this public hearing will be continued to April 25, 2016.)

After a detailed review of the ordinance, the TPZ acted by a unanimous vote (3-0) (Motion/Ahern; Second/O'Donnell) to **RECOMMEND APPROVAL** of the ordinance.

The Commission finds that the proposed ordinance amendment is consistent with Plan of Conservation and Development (POCD). During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission finds the proposed amendment to be consistent with the POCD's policy of promoting sustainable and smart growth. In particular, the POCD states "*Opportunity for growth should be in terms of appropriate density increases, mixed land uses and redevelopment considering the limited availability of land and the desire to achieve sustainable and smart growth.*" As it concerns this amendment, the modest increases in density and building height will provide greater flexibility for potential future development in the BC district.
2. It is the opinion of the Commission, that encouraging future growth by



growing up and in, not out, in the BC districts directly promotes one the of main goals of the POCD: *"Sustain and preserve the Town of as a complete community by maintaining neighborhood quality and promoting the principles of Smart Growth."*

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

U: sd/TPZ/decisionletter/TC_DensityOrdinance_Recommendation_April16